

**PB# 90-5**

**AUTOMOTIVE BRAKE**

**4-2-15.2 & 3.21**

AUTOMOTIVE BRAKE CO. #90-5  
TEMPLE HILL ROAD (SUBDIVISION) (HUSTIS)

Approved 4-25-90

**General Receipt** 11182

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

February 16, 19 90

Received of Automotive Brake Co. \$ 25<sup>00</sup>/<sub>100</sub>

Twenty - five and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board Application Fee (#90-5)

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 11351		\$ 25 <sup>00</sup> / <sub>100</sub>

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline B. Townsend  
Town Clerk  
Title

**General Receipt** 11183

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

February 16, 19 90

Received of Pauline B. Townsend, Town Clerk \$ 800<sup>00</sup>/<sub>100</sub>

Eight Hundred and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board (#90-5) 2-1st Commercial Subdivision  
(2 @ \$400<sup>00</sup>/<sub>100</sub> ea.)

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 11628		\$ 800 <sup>00</sup> / <sub>100</sub>

Williamson Law Book Co., Rochester, N. Y. 14609

By Susan Jappi  
Deputy Comptroller  
Title

**General Receipt** 11320

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

April 18, 19 90

Received of Automotive Brake Company \$ 460.<sup>00</sup>/<sub>100</sub>

Four Hundred Sixty and <sup>00</sup>/<sub>100</sub> DOLLARS

For Planning Board #90-5 Approval Fees

DISTRIBUTION		
FUND	CODE	AMOUNT
CK # 12030		\$ 460. <sup>00</sup> / <sub>100</sub>

Williamson Law Book Co., Rochester, N. Y. 14609

By Pauline B. Townsend  
Town Clerk  
Title

Planning Board  
Town Hall

NO. 90-5

4-17

1990

For Planning Board - Capital

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 11351		\$25 <sup>00</sup> / <sub>100</sub>

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

**General Receipt** 11183

**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, N. Y. 12550

February 16, 1990

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Eight Hundred and 00 DOLLARS

For Planning Board (#90-5) 2-Bot Commercial Subdivision  
(2 @ \$400<sup>00</sup>/<sub>100</sub> ea.)

Automotive Brake Co.

DISTRIBUTION		
FUND	CODE	AMOUNT
Check # 11628		\$800 <sup>00</sup> / <sub>100</sub>

By Susan Jappo

Deputy Comptroller

Title

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**General Receipt** 11320

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555 Union Avenue  
New Windsor, N. Y. 12550

April 18, 1990

Received of Automotive Brake Company \$ 460<sup>00</sup>/<sub>100</sub>

Four Hundred Sixty DOLLARS

For Planning Board #90-5 Approval Fees

DISTRIBUTION		
FUND	CODE	AMOUNT
CK # 12030		\$460 <sup>00</sup> / <sub>100</sub>

By Pauline B. Townsend

Town Clerk

Title

Williamson Law Book Co., Rochester, N. Y. 14609

Planning Board  
Town Hall  
555 Union Ave.  
New Windsor, N.Y. 12550

NO. 90-5  
4-17 1990

RECEIVED FROM Automotive Brake Co.

Five Hundred 00 DOLLARS

2 Lots @ \$250.00 ea. Recreation Fee

Account Total \$ 500.00

Amount Paid \$ 500.00

Balance Due \$ -0-

Myra Mason

"THE EFFICIENCY LINE" AN AMERBRO PRODUCT

#9877  
Map Number \_\_\_\_\_

Section 4 Block 2 Lot 15.2  
and  
3.21

City [ ]

Town [ XX ]

Village [ ]

NEW WINDSOR

Title: Subdvision Automotive BRake Company of Newburgh, Inc.

Commercial SUBdivision

Dated: 3/13/90 Filed 4/25/90

Approved by DAniel C. Mc Carville ( sec.)

on 4/25/90

Record Owner As Above

MARION S. MURPHY  
Orange County Clerk

County File No. NWT 3-90N

**COUNTY PLANNING REFERRAL**

(Mandatory County Planning Review under Article 12-B,  
Section 239, Paragraphs 1, m & n, of the  
General Municipal Law)

Application of Lorenzen/Automotive Brake Co. of Newburgh Inc.  
for a Minor Subdivision (2 lots) Temple Hill/RT 300  
County Action: returned for Local Determination

**LOCAL MUNICIPAL ACTION**

The Above-cited application was:

Denied ..... Approved .....

Approved subject to County recommendations

.....  
(Date of Local Action)

.....  
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning  
within 7 days of local action.



America the Beautiful USA 15

**ORANGE COUNTY DEPARTMENT OF PLANNING  
AND DEVELOPMENT**

**124 Main Street**

**Goshen, N.Y. 10924**

**SENDER:** Complete items 1 and 2 when additional services are desired, and complete items 3 and 4.

Put your address in the "RETURN TO" Space on the reverse side. Failure to do this will prevent this card from being returned to you. The return receipt fee will provide you the name of the person delivered to and the date of delivery. For additional fees the following services are available. Consult postmaster for fees and check box(es) for additional service(s) requested.

1. ☐ Show to whom delivered, date, and addressee's address. (Extra charge)  
2. ☐ Restricted Delivery (Extra charge)

3. Article Addressed to:

Orange County Planning  
Dept.  
124 Main Street  
Goshen N.Y. 10924

4. Article Number

PL85142011

Type of Service:

- ☐ Registered ☐ Insured  
☒ Certified ☐ COD  
☐ Express Mail ☐ Return Receipt for Merchandise

Always obtain signature of addressee or agent and DATE DELIVERED.

5. Signature - Address

X

6. Signature - Agent

X

K. Mulli

7. Date of Delivery

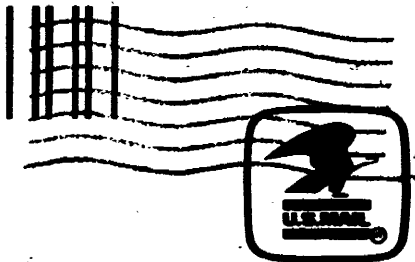
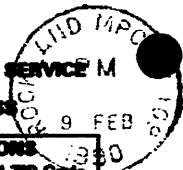
2/9/90

8. Addressee's Address (ONLY if requested and fee paid)



UNITED STATES POSTAL SERVICE M

OFFICIAL BUSINESS



PENALTY FOR PRIVATE  
USE, \$300

**SENDER INSTRUCTIONS**

Print your name, address and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

RETURN  
TO



Print Sender's name, address, and ZIP Code in the space below.

Peter R. Hustis  
33 Henry Street, P.O. Box 777  
Beacon, N.Y. 12508



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ **Branch Office**  
400 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

**3 February 1993**

**MEMORANDUM FOR RECORD**

**SUBJECT: WINDSOR CREST (HILLTOP) CONDOMINIUM PROJECT**  
**T/NEW WINDSOR PROJECT NO. 90-5**  
**MHE JOB NO. 87-55**

On the afternoon of 1 February 1993 a meeting was held at Town Hall to review the status of Phase I of the subject project, with the following persons present:

Ernie Spignardo, Town Councilman  
James Petro, Planning Board Chairman  
Michael Babcock, Town Building Inspector  
Mark J. Edsall, P.E., Planning Board Engineer

The purpose of the meeting was to review several major aspects of the subject project, and their status pursuant to the previous construction related problems previously reviewed by the Planning Board. The following items were discussed:

**1. Sewer System:**

- a. Applicant must notify MH&E in advance of installation of any sewer collection lines; testing, etc.
- b. Applicant must notify CAMO prior to installation of any sewer laterals.
- c. Applicant must supply accurate and complete as-builts for all sewer installations.
- d. Applicant must verify, for the record, that any changes in the sewer installation have not resulted in unacceptable spacing between sewer and water.

3 February 1993

MEMORANDUM FOR RECORD

-2-

- e. Applicant should verify that previously identified unacceptable sewer manhole inverts have been corrected.
- f. Applicant should verify that previously identified problem at manhole near Route 32, including infiltration flow from Epiphany property, have been resolved.

2. Water Distribution System:

- a. Applicant should submit accurate and complete as-builts for distribution system and services.
- b. Applicant must include, in their design plan, provisions for the installation of the altitude valves for the future service interconnection between the Union Avenue/Snake Hill system and Route 32 system.
- c. All previously identified Phase I system problems, including improperly oriented and placed hydrants, should be resolved.

3. Stormwater/Drainage Improvements:

- a. Applicant should redesign stormwater detention basins to comply with current Town design guidelines (multiple outlet approach). Following same, any modifications necessary to the detention basins should be identified as part of the Phase II project.
- b. Stormwater detention basin outlet structure, once design is completed, should be constructed as a first priority.
- c. As part of the stormwater analysis for the project, potential downstream impacts should be evaluated and previously agreed to off-site stormwater improvements should be designed and submitted to the Town, followed by a priority construction by the developer.
- d. Applicant must notify MH&E prior to start of any drainage work. For off-site work, Highway Superintendent must also be notified.

3 February 1993

MEMORANDUM FOR RECORD

-3-

5. Paving and Roadway Work:

- a. Applicant should verify that finished work for South Road has been accepted by NYSDOT.
- b. Replacement work is necessary near the highway curb cut of the North Road, to provide for proper negative slope off the State highway and installation of proper pavement thickness, including top course. Approval of the specific design is required from NYSDOT.
- c. Applicant should discuss status of easterly crossroad which had corrective work installed.
- d. Applicant must notify MH&E prior to any paving work.

A meeting to review the details of the above items is being scheduled with the Applicant's representatives, to further define all applicable requirements and procedures.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

A:2-3-E.mk

661-6296

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/17/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-5

NAME: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.  
APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	2 COMM. LOTS @\$400.E	PAID		800.00	
04/17/90	ENGINEERING FEES	CHG	216.50		
04/17/90	ENGINEER FEES	CHG	12.50		
		TOTAL:	229.00	800.00	-571.00

Please send check in the  
Amount of \$571.00 TO:

Automotive Brake Co. of Newburgh, Inc.  
300 Temple Hill Rd.  
New Windsor, N.Y. 12553

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/01/80

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-5

NAME: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.  
APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	APPLICATION FEE	CHG	25.00		
02/15/90	APPLICATION FEE	PAID		25.00	
04/17/90	RECREATION FEES	CHG	500.00		
04/17/90	PRE-PRELIMINARY PLAT	CHG	100.00		
04/17/90	FINAL PLAT	CHG	110.00		
04/17/90	FIN. PLAT SEC. FEE	CHG	150.00		
04/17/90	PRELIMINARY PLAT	CHG	100.00		
04/17/90	CHECK #12030	PAID		460.00	
04/17/90	REC. FEES CK# 12031	PAID		500.00	
		TOTAL:	985.00	985.00	0.00

90-5



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

RICHARD D. MCGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B #      -     

WORK SESSION DATE: 6 FEB '90

REAPPEARANCE AT W/S REQUESTED: No. APPLICANT RESUB.  
REQUIRED: Full Aff

PROJECT NAME: Automotive Bldg. S-bldg.

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT:     

TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

**ITEMS TO BE ADDRESSED ON RESUBMITTAL:**

- signed copies on file
- not for residential purpose note
- indicate lot # 2 served by water & sewer
- O.C.P.D.
- Short EAF needed.
- Checklist -

Sketch plan possible 2/14 Agenda



McGOEY, HAUSER and EDSALL  
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**PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE**

TOWN OF New Windsor P/B # 90.5  
WORK SESSION DATE: 3 April 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: No REQUIRED: No  
PROJECT NAME: Automotive Bk -  
PROJECT STATUS: NEW        OLD         
REPRESENTATIVE PRESENT: Bob  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER         
P/B CHMN.         
OTHER (Specify)       

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

OK for agenda  
4/11/90 agenda





McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)  
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640  
PORT JERVIS (914) 856-5600

90-5  
RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.

Licensed in New York,  
New Jersey and Pennsylvania

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE *new*

TOWN OF New Windsor P/B #      -       
WORK SESSION DATE: 16 Jan 1990 APPLICANT RESUB.  
REAPPEARANCE AT W/S REQUESTED: Yes REQUIRED: Yes.  
PROJECT NAME: Alternative Brake.  
PROJECT STATUS: NEW X OLD       
REPRESENTATIVE PRESENT: Bob Lorenzen  
TOWN REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

not 4/1 - minor sub; call lots 1 & 2  
- need note Lot #2 served munic water & have  
not for residential purposes.  
- bulk table.

AUTOMOTIVE BRAKE COMPANY SUBDIVISION (90-5) ROUTE 300

Mr. Bob Lorenzen came before the Board representing this proposal.

MR. SCHIEFER: Any comments gentlemen?

MR. VAN LEEUWEN: Mr. Chairman, I make a motion that we declare a negative declaration.

MR. MC CARVILLE: I will second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: I make a motion that we waive the public hearing.

MR. MC CARVILLE: I second the motion.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. VAN LEEUWEN: As far as I can see, there is no comments here. I make a motion we approve it.

MR. SCHIEFER: Motion has been made, do we have a second to that or any discussion?

MR. MC CARVILLE: The trailer on the parcel has been removed?

MR. SCHIEFER: Yes, the engineer's report says they have been removed.

MR. MC CARVILLE: Is that a temporary or permanent?

MR. LORENZEN: The two trailers that were on the property have been removed that I gave permission to the contractor to leave there, they are gone now. These are two storage containers, no wheels under them.

MR. SCHIEFER: And they are setback?

MR. LORENAEN: And they have been moved.

MR. SCHIEFER: Fifty (50) feet back.

MR. VAN LEEUWEN: He is satisfied with this.

MR. SCHIEFER: Dan had a point but it's been moved back now.

MR. MC CARVILLE: I will second the motion.

MR. SCHIEFER: Motion has been made and seconded.

ROLL CALL:

Mr. McCarville	Aye
Mr. VanLeeuwen	Aye
Mr. Soukup	Aye
Mr. Lander	Aye
Mr. Schiefer	Aye

MR. KRIEGER: I'd like to make the Board aware of something I have received and inquiry back in February from Alan Axelrod about this map that is referred to in the note 2 here, 8437 and the lot line change I don't think that is, as I read the map, I don't think that is part of this map anyway. I didn't mention it before because he is still doing some checking, there is nothing specific that came out of it. I just want to make the Board aware of the fact that there is an interest and I expect something to be--

MR. VAN LEEUWEN: Who is Axelrod?

MR. KRIEGER: The represent a prospective purchaser.

MR. LORENZEN: The lot line change has to do with the purchase. We give them frontage in the front and take a little away from the back.

MR. KRIEGER: It is not part of this map though right?

MR. LORENZEN: Yes, it is. The lot line, the subdivision line between the old, the one in the middle, that is being changed from what property line was on the original piece of property that is the building so but it is still the same. What we did is take property line and pivot in the middle.

MR. KRIEGER: The lots, there is no doubt about the fact they are conforming, I think the concern is that they were still maintained as separate lots and that they could sell, they being Automotive Brake, could sell what was denominated as parcel B.

4-11-90

MR. LORENZEN: This is where we got into trouble. I asked for a lot line change because I had two tax bills and two deeds but according to what I was told here, it was considered one piece of property. That is why we had to apply for the subdivision.

MR. KRIEGER: It's now a subdivision so that should take care of that.

MR. LORENZEN: Two pieces of property going to be exactly the same.

MR. KRIEGER: Lots conforming and we have two pieces.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/10/90

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 90-5

NAME: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.  
APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.

	ISS-DATE	AGENCY-----	RESP-DATE	ACTION-----
ORIG	02/15/90	MUNICIPAL HIGHWAY	03/22/90	SUPERSEDED BY REV1
ORIG	02/15/90	MUNICIPAL WATER	02/20/90	APPROVED
ORIG	02/15/90	MUNICIPAL SEWER	02/20/90	APPROVED
ORIG	02/15/90	MUNICIPAL SANITARY . NO INFORMATION REGARDING DISPOSAL OF WASTE SEWAGE	02/16/90	DISAPPROVED
ORIG	02/15/90	MUNICIPAL FIRE	02/26/90	APPROVED
ORIG	02/15/90	PLANNING BOARD ENGINEER	03/22/90	SUPERSEDED BY REV1
REV1	03/22/90	MUNICIPAL HIGHWAY	/ /	
REV1	03/22/90	MUNICIPAL WATER	03/23/90	APPROVED
REV1	03/22/90	MUNICIPAL SEWER	04/02/90	APPROVED
REV1	03/22/90	MUNICIPAL SANITARY	03/26/90	APPROVED
REV1	03/22/90	MUNICIPAL FIRE	03/26/90	APPROVED
REV1	03/22/90	PLANNING BOARD ENGINEER	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/16/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
MUNICIPAL CHARGES

FOR PROJECT NUMBER: 90-5

NAME: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.  
APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	APPLICATION FEE	CHG	25.00		
02/15/90	APPLICATION FEE	PAID		25.00	
			-----	-----	-----
		TOTAL:	25.00	25.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/16/90

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW ACCOUNT

FOR PROJECT NUMBER: 90-5

NAME: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.  
APPLICANT: AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC.

--DATE--	DESCRIPTION-----	TRANS	AMT-CHG	AMT-PAID	BAL-DUE
02/15/90	2 COMM. LOTS @\$400.E	PAID		800.00	
			-----	-----	-----
		TOTAL:	0.00	800.00	-800.00

IOC.PB  
AUTOM

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board  
**FROM:** Town Fire Inspector  
**DATE:** 26 March 1990  
**SUBJECT:** Automotive Brake Subdivision


**PLANNING BOARD REFERENCE NUMBER:** PB-90-5  
**DATED:** 21 March 1990

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-020

A review of the above referenced subject subdivision plan was conducted on 22 March 1990.

This subdivision plan is found acceptable.

**PLANS DATED:** 13 March 1990, Revision 5.

  
Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

Revision 1  
90-5

MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, ~~SEWER~~, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision \_\_\_\_\_ ✓ \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
AUTOMOTIVE BRAKE \_\_\_\_\_ has been  
reviewed by me and is approved \_\_\_\_\_ ✓ \_\_\_\_\_  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

John R. Smith  
\_\_\_\_\_  
SANITARY SUPERINTENDENT

4-2-90

\_\_\_\_\_  
DATE

✓  
C.C.H.E.



Revision 1  
90 - 5

MAR 21 1990

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REVIEW~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval ☒

Subdivision \_\_\_\_\_ as submitted by

Peter R. Hustis for the building or subdivision of

Automotive Brake \_\_\_\_\_ has been

reviewed by me and is approved ☒

disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

No disposal system needed

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynnon D. Masten Jr  
SANITARY SUPERINTENDENT

March 26, 1990  
DATE

✓  
CC: M.E.

Revision 1  
90 - 5

MAR 21 1960

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Peter Hustis, H.S. for the building or subdivision of  
Automotive Brake \_\_\_\_\_ has been

reviewed by me and is approved ☒ \_\_\_\_\_,

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Automotive Brake is serviced from union  
line - water is available also on Temple Hill.  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

Steve D. D. D.  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC: M.E.

# LARKIN & AXELROD

Attorneys at Law  
34 Rt. 17K  
Newburgh, New York 12550

(914) 562-3366

William J. Larkin, III  
Alan J. Axelrod  
Lori J. Currier \*  
Harvey C. Kallus  
Neal A. Haberman

Fax: (914) 562-0859

\* Admitted in NY & CA

February 27, 1990

Andrew S. Krieger  
Town of New Windsor Planning Board  
555 Union Avenue  
New Windsor, New York 12553

Re: Michael Bigg from Automotive Brake Co. of  
Newburgh, Inc.

Dear Andy:

I represent Michael Bigg who is under contract to purchase premises located on Temple Hill Road in New Windsor which premises is presently owned by Automotive Brake Co. of Newburgh, Inc. The tax map designation is section 4, block 2, lot 15.2. It is my understanding that Automotive Brake Co. of Newburgh, Inc. also owns the adjacent parcel which is designated on the tax map as section 4, block 4, lot 3.21.

I have spoken with Tom Callahan who represents the seller and to Peter R. Hustis who is the surveyor that is preparing a lot line realignment of the two (2) parcels. My client and I are familiar with the lot line realignment and have no objection. The foregoing two (2) parcels are shown on a map entitled "Map of Subdivision and Lot Line Re-alignment for New Windsor Business Park" filed in the Orange County Clerk's Office on August 14, 1987 as Map No. 8437. I am advised that Note Number 2 on this 1987 Map reads as follows: "parcel II (3.00 + or - acres) is to be conveyed by New Windsor Business Park to Automotive Brake. Total area of Automotive Brake parcel will become 5.96 + or - acres." I am trying to determine the rationale for that note to get assurance that the 1987 subdivision and lot line realignment did not require the two (2) parcels presently owned by Automotive Brake Co. of Newburgh, Inc. to be treated as one (1) or that there would be any restrictions other than those required under the Town of New Windsor Zoning Ordinance, that would preclude my client from developing this property.

Page 2

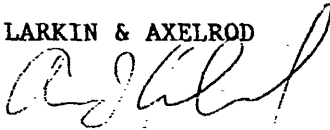
Re: Bigg, Michael with Automotive Brake Co. of Newburgh, Inc.

After you have had time to review this letter, would you please advise whether there are any restrictions with regard to the developement of the lot to be purchased by my client. I would appreciate having something in writing for my file so that my client doesn't run into any problems in the future.

If you have any questions please feel free to contact me. Thank you for your anticipated cooperation.

Yours truly,

LARKIN & AXELROD



BY: ALAN J. AXELROD

AJA/ajl

CC: M.E.



IOC.PB  
AUTOB

**INTER OFFICE CORRESPONDENCE**

**TO:** Town Planning Board

**FROM:** Town Fire Inspector

**DATE:** 26 February 1990

**SUBJECT:** Automotive Brake Company of Newburgh, Inc.

**PLANNING BOARD REFERENCE NUMBER:** PB- 90-5

**DATED:** 10 February 1990

**FIRE PREVENTION REFERENCE NUMBER:** FPS-90-012

A review of the above subject subdivision map was conducted on 26 February 1990.

This subdivision is acceptable.

**PLANS DATED:** 8 February 1990, Revision 4

*Robert F. Rodgers*

Robert F. Rodgers; CCA  
Fire Inspector

RR:mr  
Att.

✓  
CC: M.E.

MAIL ALL REMITTANCE TO:  
33 HENRY STREET  
P. O. BOX 777  
BEACON, NEW YORK 12508  
(914) 831-0100



P. O. BOX 3311  
NEWBURGH, NEW YORK 12550  
(914) 562-0060

**PETER R. HUSTIS, L.S., P.C.**

**N.Y. S. LICENSED LAND SURVEYOR**

**OFFICE ESTABLISHED 1813**

February 8, 1990

Gentlemen:

Mr. Lorenzen, of Automotive Brake Company of Newburgh, Inc., has an application before the Town of New Windsor Planning Board for a two lot subdivision as shown on the attached map. The Planning Board has requested that you review this subdivision and forward to them your findings.

If you have any questions or concerns, please contact me at my Beacon office.

Very truly yours,

*Peter R. Hustis*  
Peter R. Hustis

t1



BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR, ~~REDACTED~~  
D.O.T., O.C.H., O.C.P., D.P.W., WATER, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
Subdivision ☒ \_\_\_\_\_ as submitted by  
Peter R. Hustis for the building or subdivision of  
Automotive Brake Company of Newburgh has been  
reviewed by me and is approved \_\_\_\_\_,  
disapproved ☒ \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

No information regarding disposal of waste sewage  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

Lynnam D. Moseley  
SANITARY SUPERINTENDENT

February 16, 1990  
DATE

original  
90 - 5

BUILDING INSPECTOR, PLANNING BOARD ENGINEER, FIRE INSPECTOR,  
D.O.T., O.C.H., O.C.P., D.P.W., ~~SEWER~~, SEWER, HIGHWAY, REVIEW  
FORM:

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

Pete R. Hustis for the building or subdivision of  
Automotive Brake has been

reviewed by me and is approved L

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Automotive Brake's water service comes from  
union Ave - If excavating, call water Dept.

\_\_\_\_\_  
HIGHWAY SUPERINTENDENT

John D. Jr.  
\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

\_\_\_\_\_  
DATE

✓  
CC:M.E.

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SITE PLAN, SUBDIVISION PLAN,  
OR LOT LINE CHANGE APPROVAL

1. Name of Project \_\_\_\_\_
2. Name of Applicant Automotive Brake Co. Phone 914 561 6296  
of Newburgh, Inc.  
Address 300 Temple Hill Road, New Windsor, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Automotive Brake Co. Phone 914 561 6296  
of Newburgh, Inc.  
Address 300 Temple Hill Road, New Windsor, NY 12553  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Peter R. Hustis Phone 914 831 0100  
Address 33 Henry St., Beacon, NY 12508  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney Thomas P. Callahan Phone 914 534 2800  
Address 257 Main St., Cornwall, NY 12518  
(Street No. & Name) (Post Office) (State) (Zip)
6. Person to be notified to represent applicant at Planning  
Board Meeting Robert E. Lorenzen Phone 914 561 6296  
(Name)
7. Location: On the North east side of Temple Hill Road  
\_\_\_\_\_ feet \_\_\_\_\_ (Street)  
\_\_\_\_\_ (Direction)  
of Union Ave  
(Street)
8. Acreage of Parcel 3A and 2.96 A 9. Zoning District \_\_\_\_\_
10. Tax Map Designation: Section 4 Block 2 Lot 15.2 and 3.21
11. This application is for \_\_\_\_\_ Sub-division

12. Has the Zoning Board of Appeals granted any variance or a Special Permit concerning this property? No

If so, list Case No. and Name \_\_\_\_\_

13. List all contiguous holdings in the same ownership

Section 4 Block 2 Lot(s) 15.2 and 3.21

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

Robert E. Lorenzen being duly sworn, deposes and says that he resides at Rt 2, Box 305, East Road, Wallkill, in the County of Orange and State of New York and that he is (the owner in fee) of President (Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized Robert E. Lorenzen to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

8<sup>th</sup> day of January 1989

Thomas P. Callahan  
Notary Public

Automotive Brake Co of Dutchess  
(Owner's Signature)  
Robert E. Lorenzen  
(Applicant's Signature)  
President  
(Title)

PROJECT I.D. NUMBER

617.21

90 - 5

SEQR

Appendix C

State Environmental Quality Review

## SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

## PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <i>Automotive Brake Company of Newburgh, Inc.</i>	2. PROJECT NAME <i>"MAP OF SUBDIVISION FOR AUTOMOTIVE BRAKE COMPANY OF NEWBURGH, INC."</i>
3. PROJECT LOCATION: Municipality <i>TOWN OF NEW WINDSOR</i> County <i>ORANGE</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>NORTH SIDE OF TEMPLE HILL, 650'± SOUTH OF UNION AVENUE (TAX MAP SECTION 4-2-15.2 &amp; 15.3)</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>To subdivide (lot line re-alignment) A 5.96 AC Parcel into 2 lots - A 2.96 AC with Bldg &amp; A 3.00 AC Parcel (vacant)</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>5.96</i> acres Ultimately <i>5.96</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input checked="" type="checkbox"/> Other <i>P.I.</i> Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <i>ROBERT E. LORENZEN, PRES</i> Date: <i>2-2-90</i>	
Signature: <i>Robert E. Lorenzen President</i>	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

OVER

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

**A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?** If yes, coordinate the review process and use the FULL EAF.

☐ Yes ☐ No

**B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?** If No, a negative declaration may be superseded by another involved agency.

☐ Yes ☐ No

**C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)**

**C1.** Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

**C2.** Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

**C3.** Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

**C4.** A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

**C5.** Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

**C6.** Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

**C7.** Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

**D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?**

☐ Yes ☐ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (If different from responsible officer)

\_\_\_\_\_  
Date

STATE OF NEW YORK )  
COUNTY OF ORANGE ) ss.:

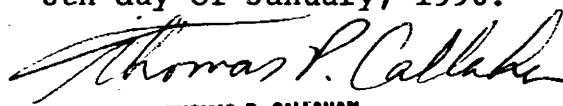
ROBERT E. LORENZEN, being duly sworn, deposes and says that he resides at Route 2, Box 305, East Road, Wallkill, in the County of Orange and State of New York, and that he is the President of AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC., which is the owner in fee of the premises described in the attached application for a lot line change, and that he is authorized to make that application as described therein.

AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC., became the owner of the original premises on which its building is located by deed from Charles G. Smith and Ethel R. Smith, dated February 16, 1973 and recorded February 21, 1973 in Liber 1934 of Deeds at page 291 in the Orange County Clerk's Office.

AUTOMOTIVE BRAKE CO. OF NEWBURGH, INC. became the owner in fee of the premises described in the application by deed from Robert E. Lorenzen and Betty J. Lorenzen dated August 18, 1987, which was recorded on August 21, 1987 in Liber 2777 of Deeds at page 18 in the Orange County Clerk's Office.

Deponent hereby deposes and says that all of the above statements and information and all accompanying statements and information contained in the supporting documents and drawings attached hereto are true.

Sworn to before me this  
8th day of January, 1990.



THOMAS P. CALLAHAN  
Notary Public, State of New York  
Appointed for Orange County  
Commission Expires Sept. 30, 1991

AUTOMOTIVE BRAKE CO. OF  
NEWBURGH, INC.)

  
ROBERT E. LORENZEN  
President

## TOWN OF NEW WINDSOR PLANNING BOARD

## MINOR SUBDIVISION CHECKLIST

## I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- \*2. N/A Proxy Statement
3. \_\_\_\_\_ Application Fees
4. \_\_\_\_\_ Completed Checklist

## II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- \*2. N/A Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ✓ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10. ✓ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

\*If applicable.



13. ✓ Name of adjoining owners.
14. ✓ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ✓ Flood land boundaries.
16. ✓ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ✓ Final metes and bounds.
18. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. ✓ Show any existing waterways.
- \*25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ✓ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. N/A Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including location, size and depths).
28. N/A Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\*If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. ASK for WAIVER Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. ✓ Indicate percentage and direction of grade.
33. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ✓ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. N/A Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

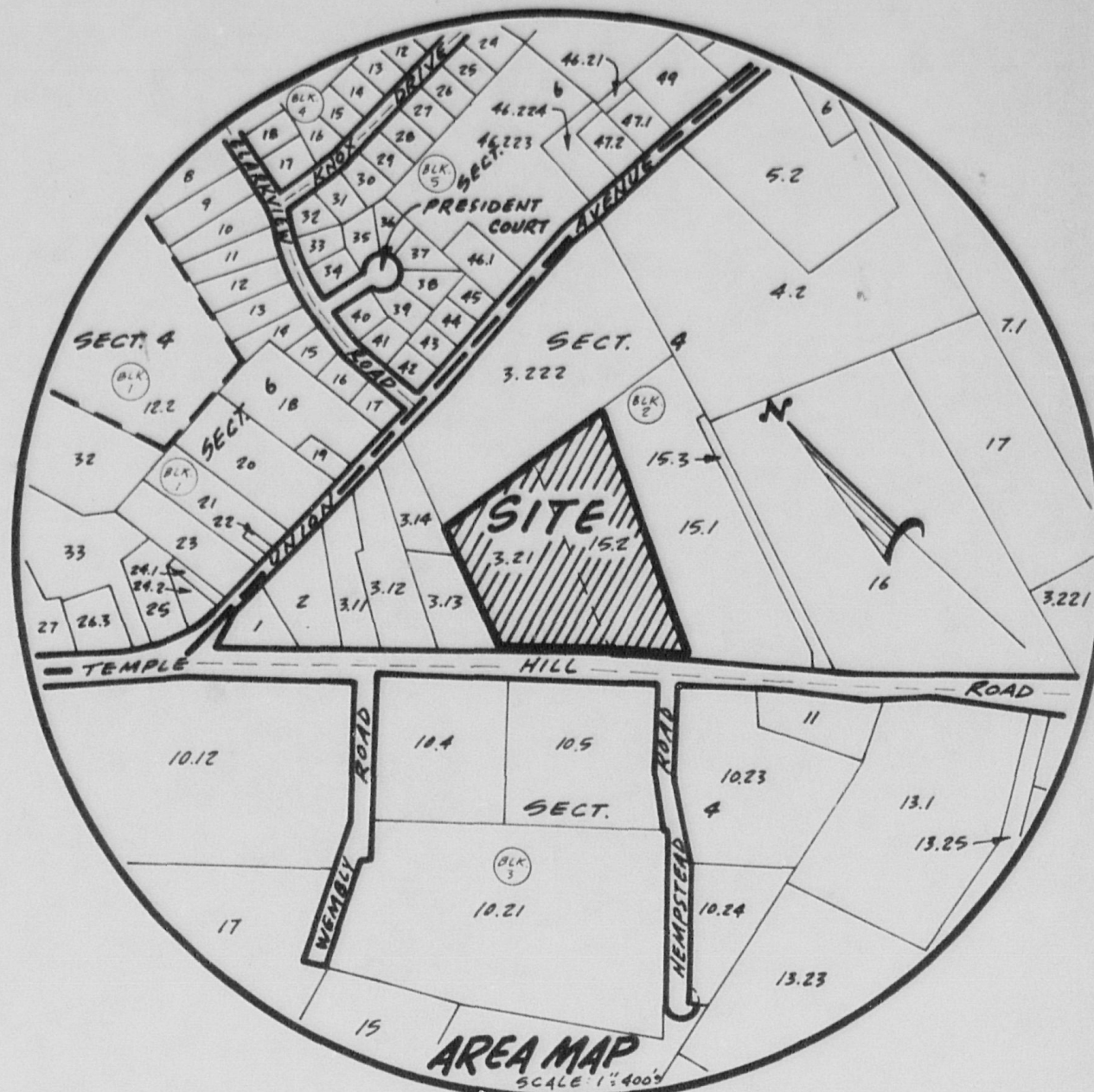
**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: Peter R. Huster  
Licensed Professional

Date: 2/7/90





N/F  
ORANGE COUNTY  
INDUSTRIAL  
DEVELOPMENT  
Y.M.C.A.  
LIBER 2197/CP675

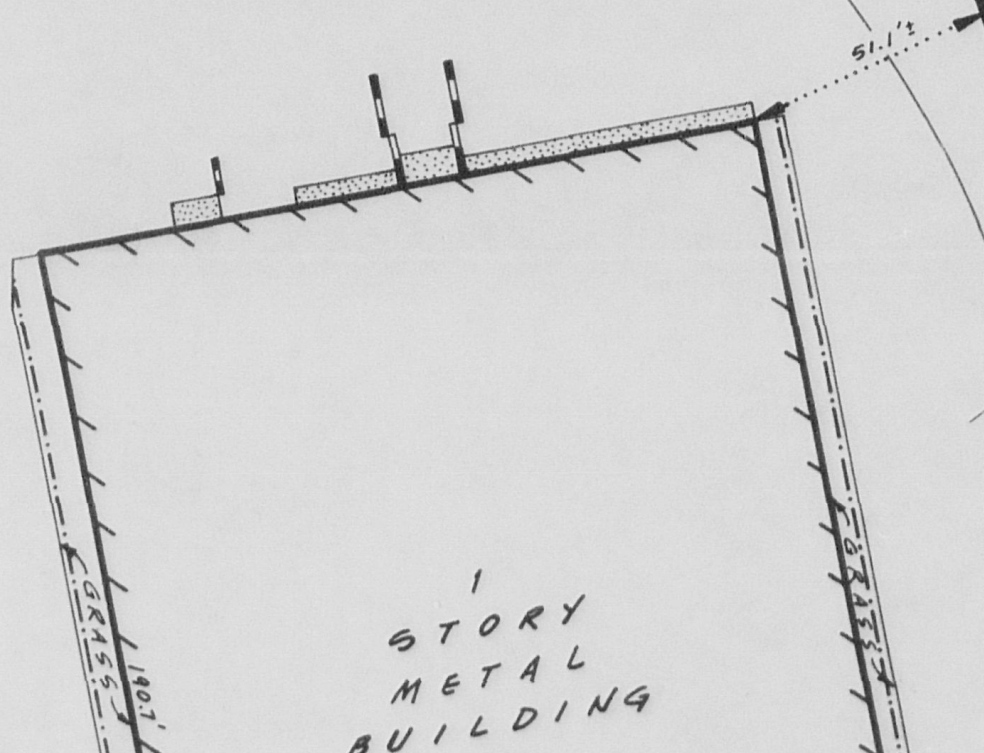
N/F  
FISCHER  
LIBER 2818/CP813

N/F  
HECHT  
LIBER 2361/CP207

PARCEL A  
AREA = 2.96 ACRES  
(129,043 ± 60 FT.)  
MACADAM

PARCEL B  
AREA = 3.00 ACRES  
(130,680 ± 80 FT.)

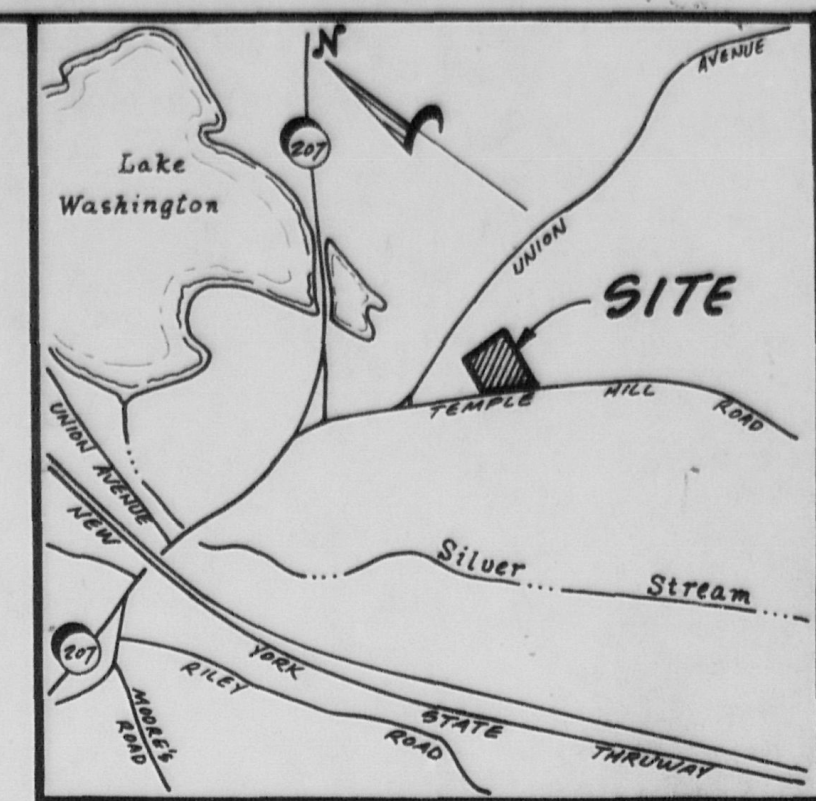
N/F  
NEW WINDSOR  
BUSINESS PARK  
4650C.  
LIBER 2621/CP39  
PARCEL 1\*



TEMPLE

HILL

ROAD



LOCATION MAP SCALE: 1" = 2,000'

ZONING TABLE		
PI ZONE (PLANNED INDUSTRIAL)	MINIMUM REQ'D.	MINIMUM PROPOSED
LOT AREA	80,000 SQ. FT.	129,043 ± 60 FT.
LOT WIDTH	200 FT.	210 FT. (4.50)
FRONT YD. SETBACK	100 FT.	N/A
SIDE YD. / BOTH TOTAL	50 FT. / 110 FT.	N/A
REAR YD. SETBACK	50 FT.	N/A

- NOTES:
- 1) TOTAL AREA OF PROPERTY = 5.96 ACRES.
  - 2) THIS PARCEL NUMBER REFERS TO A MAP ENTITLED "MAP OF SUBDIVISION & LOT LINE RE-ALIGNMENT FOR NEW WINDSOR BUSINESS PARK," FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON AUGUST 14, 1987, AS MAP NO. 8437.
  - 3) REGULAR PARKING SPACES ..... 53  
HANDICAPPED PARKING SPACES ..... 3  
TOTAL NUMBER PARKING SPACES ..... 56
  - 4) PARCEL B IS NOT FOR RESIDENTIAL PURPOSES.
  - 5) PARCEL B WILL BE SERVED BY MUNICIPAL WATER AND SEWER.
  - 6) THIS PLAN IS FOR SUBDIVISION ONLY, IT IS NOT INTENDED AS A SITE PLAN.

TAX MAP DESIGNATION:  
SECTION - BLOCK - LOTS  
4 - 2 - 15, 2 & 3, 21  
CERTIFICATION:  
I HEREBY CERTIFY THAT THIS LOT LINE RE-ALIGNMENT WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME IN DECEMBER OF 1989.

PETER R. HUSTIS, L.L.S.  
33 HENRY STREET, BEACON, NEW YORK  
P.O. BOX 3311, NEWBURGH, NEW YORK  
LICENSE NO. 49205

LEGEND  
ADJOINING PROP. LINE  
RETAINING WALL  
CATCH BASIN  
UTILITY POLE  
GUARD RAIL  
CHAIN LINK FENCE  
CONCRETE

THE UNDERSIGNED, OWNER OF THE PROPERTY HEREON, STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS, AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

SIGNED THIS 4th DAY OF January, 1990, BY  
Robert C. McCarville (OWNER'S REPRESENTATIVE)  
OWNER/APPLICANT: AUTOMOTIVE BRAKE COMPANY OF NEWBURGH, INC.,  
300 TEMPLE HILL ROAD, NEW WINDSOR, N.Y. 12553

MAP OF SUBDIVISION  
FOR  
AUTOMOTIVE BRAKE COMPANY OF NEWBURGH, INC.  
TOWN OF NEW WINDSOR  
SCALE: 1" = 40'  
ORANGE COUNTY, N.Y.  
DECEMBER 19, 1989

REVISED:  
DEC 29, 1989  
JAN 4, 1990  
JAN 23, 1990  
FEB 8, 1990  
MARCH 13, 1990

PLANNING BOARD APPROVAL STAMP  
SUBDIVISION APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON April 25, 1990  
BY Daniel C. McCarville  
DANIEL C. MCCARVILLE  
SECRETARY